



**Haines Borough
Planning Commission Meeting
September 13, 2012
MINUTES**

Approved

1. **CALL TO ORDER/PLEDGE TO THE FLAG** – Chairman **Goldberg** called the meeting to order at 6:30 p.m. in Assembly Chambers and led the pledge to the flag.

2. **ROLL CALL** – **Present:** Chairman Rob **Goldberg**, Commissioners Robert **Venables**, Lee **Heinmiller**, Don **Turner III**, Danny **Gonce**, Andy **Hedden**.

Staff Present: Steve **Ritzinger**/Borough Planning and Zoning Technician

Also Present: Mayor Stephanie **Scott**, Marilyn **Taylor**, and Stanley **Mazeikas**.

3. **APPROVAL OF AGENDA**

Goldberg requested to add one agenda item. At the previous Assembly meeting the Chilkoot Bear Foundation discussed installing an electric fence around the landfill to prevent bears from becoming habituated to garbage. **Goldberg** suggested addint the item under new business (10D3).

Venables requested to add a discussion on plat notes.

Goldberg suggested adding it under new business (10D4).

Motion: **Turner** moved to “approve the agenda as amended,” and the motion carried unanimously.

4. **APPROVAL OF MINUTES** - None

5. **PUBLIC COMMENTS** –

Scott mentioned that she had been in contact with Dorain Gross in response to a letter sent regarding the boarded up building on Main Street. The property owner has no interest in doing business in Haines at this time and would be happy to remove the plywood during tourist season.

Scott also mentioned that a question and answer session was recently held regarding a local financial form for elected officials with more meetings on the topic scheduled.

6. **CHAIRMAN'S REPORT** – **Goldberg** requested for commissioners to think about a way for the Gross building to be occupied. He also mentioned that several responses were received regarding the rezoning surveys.

7. **STAFF REPORTS**

Ritzinger reported recent permitting and enforcement activity, and mentioned that the new Planning and Zoning Technician hire Xi Cui will start on October 1st.

8. **PUBLIC HEARINGS**

A. Marilyn Taylor - Building Separation Conditional Use Proposal

Goldberg opened up the public hearing at 6:42 p.m.

Taylor mentioned that she needs a woodshed at an accessible location, and is without alternatives from the proposed location.

Motion: **Gonce** moved to “approve the Taylor building separation conditional use proposal.” Discussion ensued.

Gonce mentioned that he is in favor of approving the building separation conditional use proposal based on the comments from Fireman/Training Officer Al Badgley, as the PC has done with other similar proposals.

The motion carried unanimously.

B. Marilyn Taylor - Setback Variance Request

Goldberg opened up the public hearing at 6:45 p.m. There were no comments.

Goldberg closed the public hearing at 6:45 p.m.

Motion: **Gonce** moved to “approve the Taylor setback variance request to allow a woodshed to be built within the 10 foot setback from and adjacent property.

Goldberg pointed out that the Deishu Subdivision lots at 6,000 feet do not meet the current 10,000 minimum lot size.

The motion carried unanimously.

9. UNFINISHED BUSINESS - None

10. NEW BUSINESS

A. Historic District/Building Review

B. Haines Borough Code Amendments - None

C. Project Updates – None

D. Other New Business

1. Downtown Parking

Goldberg mentioned that the item was scheduled at the request of downtown business owner Mike Ward, who was not present at the meeting.

A brief discussion on the matter ensued.

2. Federal Priorities Committee PC Representative

Scott mentioned that the Borough rehired Brad Gillman to lobby in Washington D.C on behalf of the Borough for federal funding for projects, and that a committee was being created to prioritize projects.

Venables volunteered to represent the Planning Commission on the committee.

The commission agreed to appoint Commissioner Venables to represent the PC on the committee.

3. Electric Fence Installation at Landfill

Goldberg mentioned that Chilkoot Bear Foundation has funding to purchase and install an electric fence around the landfill to prevent the habituation of bears around human garbage.

Gonce questioned who would maintain the fence. It was pointed out that Chilkoot Bear Foundation would do so.

More fence logistics were also discussed. It was decided that the PC Chairman would contact Chilkoot Bair Foundation to obtain more information, and that Planning Commission support of the project would be communicated to the Assembly.

4. Plat Notes

Venables expressed concern about residential development adjacent to commercial areas and commercial truck routes, and questioned whether plat notes stating the commercial designation should be required to notify potential land owners.

It was decided that this item should be researched by staff and included on a future Planning Commission meeting agenda.

11. COMMISSION COMMENTS

Turner mentioned that the Borough has a project for Corina Avenue out to bid with a description to widen it from 18 feet to 20 feet, which does not meet the Haines Borough Code 12.08 minimum road standard of 24 foot minimum width. He questioned how the Borough can require developers to build roads to standards in code that the Borough does not adhere to.

Venables pointed out that the funding for a 24 foot wide road versus a 20 foot wide road is significant enough to potentially derail the project.

Hedden questioned whether there was resolution regarding the Haines School parking plan, which does not meet the Haines Borough Code 18.80.040 parking criteria. It was revealed that there was apparently no resolution on the matter at the time of discussion.

12. COMMUNICATION

- 13. SET MEETING DATES** – The next Regular Planning Commission meeting is scheduled for 6:30 p.m. on Thursday, October 11th.

- 14. ADJOURNMENT**– 7:34 p.m.